

BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 12-05-2016

No. JDTP (S)/ ADTP/OC/ 01/16-17

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial building at PID NO. 48-74-2, # 02, J.C. Road, 1st Cross, Sudhamanagar, Ward No. 48, Bangalore in favour of Sri. Y.V. Thimmaraju & Others Rep by their GPA Holder Sri. Kishore Kumar, MD, M/s. Jain Heights & Structures Pvt. Ltd.

Ref: 1) Your application dated: 26-08-2015 & 24-09-2015.
2) Approval of Commissioner dated: 29-02-2016.

A modified plan was sanctioned for construction of Commercial building consisting 2BF+GF+12UF vide LP No. JDTP / LP 09/08-09 dt: 22-07-2013 & Commencement Certificate issued on 10-05-2011.

The building was inspected, for the issue of Occupancy Certificate. On inspection it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits. The penalty works out to Rs. 56,27,000/- (Rs. Fifty six lakhs twenty seven thousand only). The applicant has paid the penalty fees of Rs. 56,27,000/- by DD vide receipt No. RE-ifms624-TP/000026 dated 11-05-2016.

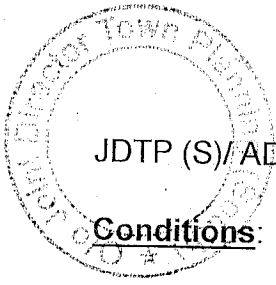
The Permission is granted to occupy for Commercial purpose at No. PID NO. 48-74-2, # 02, J.C. Road, 1st Cross, Sudhamanagar, Ward No. 48, Bangalore.

Statement showing the details of Floor wise Built up area and utility details:-

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement floor	2446.93	83 Nos. of Car parking, Fire tank, Pump room, Water tank, Staircase, Lifts & Lift lobby.
2.	Upper Basement floor	2452.56	83 Nos. of Car parking, Utility room, Service rooms (Electrical & communication), Staircase, lifts & Lift lobby.
3.	Ground Floor	998.22	19 Nos. of car parking in surface area, Office units, Staircases, Electrical panel room, Lifts & Lobby
4.	First Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
5.	Second Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
6.	Third Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
7.	Fourth Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
8.	Fifth Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
9.	Sixth Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
10.	Seventh Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
11.	Eighth Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
12.	Ninth Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
13.	Tenth Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
14.	Eleventh Floor	998.22	Office units, Staircases, Corridor, Electrical panel room, Lifts & Lobby.
15.	Twelfth Floor	638.20	Office unit, Staircase, Lifts & Lobby, Terrace, Electrical panel room, OHT & LMR above.
	Total	17516.33	
	FAR	3.697 > 4.0 (TDR Loaded)	
	Coverage	30.73 < 45%	

PTO
Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

Handwritten signatures and dates:
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Conditions:

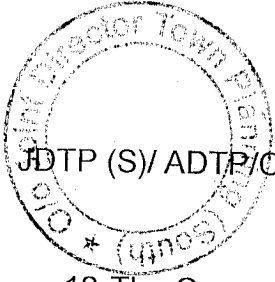
1. The car parking at 2Basement, Ground floor & surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. The owner / applicant shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. 2Basement, Ground floor & surface area reserved for parking should be used for parking purpose only as per **as built plan**.
5. Footpath in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been effected from the sanctioned plan while constructing the building, the security deposit is forfeited.
8. Owner shall make his own arrangements to dispose off the debris / garbage after segregating it into organic and non-organic waste generated from the building, suitable arrangements and organic converter should be installed and maintained by the Owner / Resident's Welfare Association himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department once in a every two years.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.

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12. The Owner / Association of the high-rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage should be pumped into the rain water harvesting pits / tank and should be used for landscaping.
14. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
15. Garbage originating from building shall be segregated into organic & in-organic waste and should be processed in the re-cycling processing unit of suitable capacity i.e., organic waste convertor should be installed at site for its re-use / disposal.
16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without notice.

Sd/-

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

To,
Sri. Y.V. Thimmaraju & Others
Rep by their GPA Holder
Sri. Kishore Kumar, MD,
M/s. Jain Heights & Structures Pvt. Ltd.
PID NO. 48-78-2, # 02, J.C. Road, 1st Cross,
Sudhamanagar, Ward No. 48, Bangalore

Copy W/C to the Chairman, BWSSB, Cauvery Bhavan, Bangalore for information
Copy W/C to the CE, BESCOM, BSA2, K.R. Circle, Bangalore for information
Copy to JC / EE / ARO / AEE (Kempegowda Nagar) for information and n/a.

